



RENT
£13.50
(per sq ft)



Haswell House

Sansome Street, Worcester, WR1 1UH

Leasehold | City Centre Offices | 3,151 - 12,907 Sq Ft (292.72 - 1,198.99 Sq M)



TO LET



Location

Situated in a prominent corner position fronting Sansome Street, Haswell House is located in the heart of Worcester city centre and within close proximity to multiple public car parks and provides exceptional view over the cities landscape.



Description

The office suites are available on a floor by floor basis with each level benefitting from lift access, separate male and female WCs and kitchen facilities.

The offices within Block C have been refurbished to a good standard with LED lighting. Both Blocks B and C benefit from carpeted flooring and suspended ceilings. The property is heated via a gas central heating system.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

| Block/Floor | Sq Ft | Sq M |
|-----------------------|---------------|-----------------|
| Block B, Second Floor | 3,330 | 309.35 |
| Block C, First Floor | 3,213 | 298.46 |
| Block C, Second Floor | 3,213 | 298.46 |
| Block C, Third Floor | 3,151 | 292.72 |
| Total | 12,907 | 1,198.99 |

Each block/floor can either be rented together or separately.



Amenities



City Centre
Location



Leasehold



Passenger Lift



Suspended
Ceilings



Kitchen Facilities



Transport Links





Further information

Tenure

The suites are available on a new effective full repairing and insuring lease on terms to be agreed.

Guide Rent

£13.50 per sq ft per annum exclusive.

Car Parking

Onsite car parking may be available. Please speak to the agent for further information.

Business Rates

Rateable Values:

Block B, Second Floor: £24,500

Block C, First -Third Floor: £69,500

Block C will need to be re-assessed upon occupation, if taken on a separate basis.

2024/2025 Rates Payable 49.9p in the £.

Services

We understand that mains services are available to the property, namely mains water, electricity, gas and drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

There is an annual service charge payable by tenants, proportionate to floor area occupied, to cover the

maintenance of the building and common parts at Haswell House. Further information is available from the agent.

Insurance

The landlord will take out annual building's insurance with a recognised insurance company, the cost of which will be reimbursed by the tenant and apportioned based on floor area.

EPC

Block B, Second Floor: D 100.

Block C, First Floor: D 78.

Block C, Second Floor: C 59.

Block C, Third Floor: D 79.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

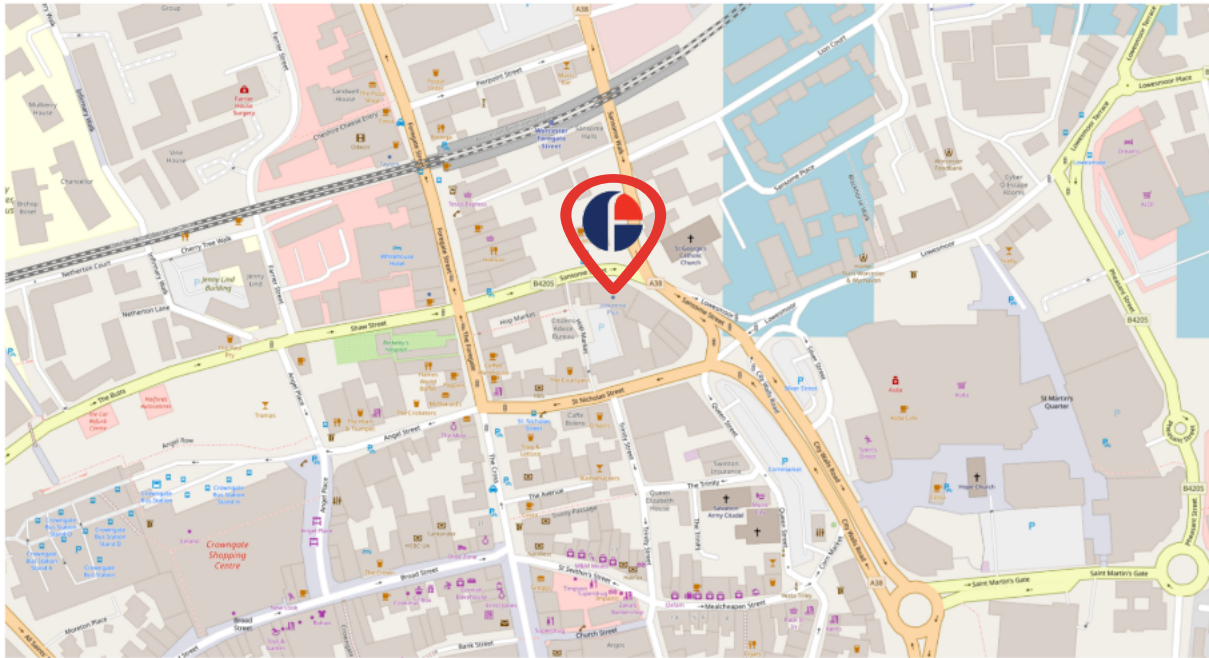
The landlord may also request a 3 or 6 month deposit.

VAT

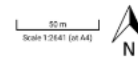
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



Haswell House, Worcester



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Approximate Travel Distances



Locations

- Worcester city centre - 0.1 miles
- Birmingham - 34 miles
- Hereford - 26.6 miles



Nearest Station

- Foregate Street - 0.1 miles



Nearest Airport

- Birmingham International - 37 miles



Viewings



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Particulars dated March 2024. Photographs dated February 2024.

